



## Yampa TailWaters Preserve - Steamboat Springs, Colorado

Yampa TailWaters Preserve is a legacy fishing retreat offering, arguably, the single best, private tailwater fishery in North America given its year-round fishing season. Large rainbow and brown trout migrate up 128 miles of the undammed Yampa River to spawn and reside in this first mile and three quarters of tailwaters below Catamount Dam. The 514-acre ranch is ideally situated in the heart of the amenity-rich splendor of the famed resort valley of Steamboat Springs. With nutrient rich water teeming with trophy trout, this rare offering combines one of the premier fisheries in the country with quiet, peaceful seclusion as well as exceptional accessibility. Yampa TailWaters Preserve boasts approximately a mile and three quarters of both sides of the Yampa River with completely private wild trout fishing that is consistently good in fall, winter, spring and summer. The river enters the property just below Catamount Dam, and is full of exceptional food resources for the multitudes of aggressive, primarily wild trout. The challenge of this truly outstanding fishery is not tricking the trout to eat your fly, but managing to land these exquisite species as they can put on red-hot runs upstream. Fish from 25"-30" are not uncommon. Not only a unique offering because of the miles of private world-class Yampa River fishing onsite, the ranch represents an opportunity to preserve and enhance one the largest contiguous parcels of undeveloped land in the Yampa Valley. From the lush hay meadows, breathtaking sunsets, bugling elk, Sandhill cranes, to dramatic cliffs and massive insect hatches, the Preserve offers a multi-generation, legacy ranch investment located ten minutes from downtown Steamboat and the gondola in "Ski Town USA."



**Offering Price is \$21,900,000**

## The Productive Nature of Tailwater Fisheries

**By Brian Hartley:**

With the historic run-off events expected during the next 4-6 weeks, many anglers might get discouraged that their favorite holes are not the clear productive waters they dreamt about all winter, yet rather off-colored churning torrents. Fear not fellow anglers as this is the time when the exceptional fishing resources 'below' our area lakes and reservoirs are an excellent alternative to hanging the gear up until the rivers and stream flows subside and the water retreats within its banks.



'Tailwater' refers to waters located immediately downstream from a hydraulic structure, such as a dam. Tailwater fisheries are created at the outflow from large dams, where the size of the lake or reservoir creates a steep temperature gradient, with colder water stored at the bottom of the reservoir near the outlet. The constant cold-water flow provided by the reservoir's outflow coupled with the generally silt-free nature of the outflow creates ideal water conditions for robust trout populations. The consistent flows released to form the tailwaters buffer the wild fluctuations as can be evident seasonally in most all freestone rivers and streams.

The constant temperatures synonymous with tailwater fisheries encourage aquatic insects to flourish and provide trout with a constant source of food allowing them to grow at astonishing rates. Cooler water stratifies along thermoclines; year-round outflow temperatures are within a range that encourages rapid growth of insects and trout.

While we mention tailwater fisheries as a productive alternative during snowmelt in the early summer, they are also known widely as the ideal habitat for winter fishing as the temperatures are consistent and resistant to the deep surface freezes on many other western rivers and streams.

I encourage you to better understand the productive tailwaters of the West, and get out there and enjoy the bountiful harvest of these nutrient-packed, trout-stacked, year-round fisheries.

**The Live Water Properties list of Tailwater Fisheries:**  
**Bar Cross Ranch - New Fork River - Wyoming**  
**Fisher Bottom Ranch - South Fork of the Snake River - Idaho**  
**Madison River Overlook - Madison River - Montana**  
**Yampa TailWaters Preserve - Yampa River - Colorado**

## Membership Opportunity with HomeWaters Retreats

Truly private fly fishing waters are few and far between in North America. As the popularity of the sport has risen, rivers and streams that were once pristine and peaceful have become crowded and over-fished. Recognizing this downward trend, HomeWaters Club's long-term preservation efforts and investment in our natural resources has resulted in over 60 miles of unspoiled quiet waters teeming with blue-ribbon trout of trophy proportions.

Located close to where our members live and work in both Pennsylvania and Colorado, the idea of escaping to all-private fly fishing waters for a day or weekend is a convenient reality. And with concierge service and well-appointed cabins and cottages within feet of immaculate streams, there are no details to worry over. All of your time can be spent with feet firmly planted streamside with rod in hand, savoring the solitude and quality time with family.

At HomeWaters East or West locations, you will find solace in some of the finest fly fishing waters in the world. [Click here](#) to visit [www.HomeWatersRetreats.com](http://www.HomeWatersRetreats.com), then click on the box to download a PDF of the HomeWaters Catalog. Please allow time for the file to open or email us at [info@livewaterproperties.com](mailto:info@livewaterproperties.com) and we will ship you a catalog in the mail.



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